

DELTA ASSOCIATES, LLC  
LEE UTT  
Registered Land Surveyor #S0089, Indiana  
Phone (812) 332-6366  
1604 S. Henderson St.  
Bloomington, Indiana 47401

SURVEYOR'S REPORT

Paul Pennington.  
Section 30, Township 8 North, Range 1 East and Section 25, Township 8 North, Range 1 West,  
Monroe County, Indiana  
April 28, 2006

1.)  
In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana  
Administrative Code, the following observation and opinions are submitted regarding the various  
uncertainties in the location of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random error in measurements (theoretical uncertainty).

The theoretical uncertainty (due to random errors in measurement) of the corners of the subject  
tract established this survey, are within the specifications for a Class B survey (0.25 ft.), as  
defined in 1AC864.

This Legal Survey, as prescribed by Statue, was made at the request of Mr. Paul Pennington to  
permanently establish boundaries between subject tracts and adjoiners.

Basis of bearings is from a previous survey of an adjoiner to the East of Tract #1 and there is no  
reason to assume that this line is a contentious issue.

A recorded plat of Pennington Minor Subdivision to the West of Tract #1 is however a  
contentious issue in that there is an overlap of about 223 feet. In recorded documents (Deed  
Record 52, Page 464) a predecessor in Title to client states an East West dimension along the  
North line of 53 2/3 rods (885.55 feet), and the recorded document (Deed Record 4, Page 344-  
345) a predecessor in Title to the adjoiner to the West of Tract #1 gives the East West distance  
along the North line of Section 30 as 26 2/3 rods (440 feet) these dimensions add to 1325.55 feet,  
however Section 30 is a Fractional Section and the record distance of the closing line of the  
Northwest quarter of the Northwest quarter is 1389.11 feet and measured distance is 1385.66  
feet. As a result of this observation the East West dimension of the subject tract and the adjoiner  
to the West was apportioned among Tract #1 of the subject tracts and the adjoiner to the West.

Tract #2 of the subject tracts is described in the most recent source of Title as lying within  
Section 30, Township 8 north, Range 1 East, however further research of Chain of Title reveals  
an interest in a part of the Northeast quarter of Section 25, Township 8 North, Range 1 East  
(Deed Record 61, Page 411).

Monuments were either found or set as shown on the plat of survey.

As a result of the above observations, it is my opinion that the uncertainties in the location of the  
lines and corners are compatible with the standard of accuracy as stated above.

received  
5-9-06



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April 28, 2006

Legal Description:

Paul Pennington, Tract #1

A part of the West one half of the Northwest quarter, Section 30, Township 8 North, Range 1  
East, Monroe County, Indiana, bounded and described as follows: Beginning at a found stone  
marking the Northeast corner of the West one half of said Northwest quarter; thence from said  
point of beginning and with the East line of said West one half of the Northwest quarter and  
running South 00 degrees 01 minutes 51 seconds West for 1427.69 feet and to a set 5/8 inch iron  
pin; thence leaving said East line South 73 degrees 18 minutes 38 seconds West for 143.54 feet  
and to a found iron pipe; thence South 82 degrees 10 minutes 34 seconds West for 226.95 feet  
and to a set 5/8 inch iron pin; thence South 54 degrees 06 minutes 56 seconds West for 200.02  
feet and to a set 5/8 inch iron pin; thence South 82 degrees 24 minutes 06 seconds West for  
200.00 feet and to a found iron pin; thence South 85 degrees 11 minutes 42 seconds West for  
200.02 feet and to a found iron pin; thence South 87 degrees 27 minutes 47 seconds West for  
199.76 feet and to a found iron pin; thence South 09 degrees 40 minutes 33 seconds East for  
224.91 feet and to a set 5/8 inch iron pin; thence South 65 degrees 47 minutes 38 seconds West  
for 51.74 and to a set 5/8 inch iron pin; thence North 09 degrees 53 minutes 46 seconds West for  
274.03 feet and to a found stone; thence North 34 degrees 12 minutes 02 seconds East for 462.09  
feet and to a set 5/8 inch iron pin; thence North 00 degrees 18 minutes 15 seconds West for  
1250.54 feet and to a set 5/8 inch iron pin on the North line of Section 30, said iron pin being  
North 89 degrees 25 minutes 17 seconds East for 459.95 feet from a found 1/2 inch rebar  
marking the Northwest corner of Section 30; thence with said North line and running North 89  
degrees 25 minutes 17 seconds East for 925.71 feet and to the point of beginning, containing  
34.43 acres more or less.

Subject to, all legal easements and right of way of record.

received  
5-9-06



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April 28, 2006



PAUL PENNINGTON LEGAL SURVEY

Perry\_Y17

N-E CORNER OF SECTION 25, T8N, R1W, MONROE COUNTY, INDIANA

Howell, Lawrence & Janet G. Tr.  
D.R. 483, Pg. 198  
64.90 Ac

Section 24, T8N, R1W  
Section 25, T8N, R1W

N 89°25'17" E 1385.66'  
925.71'

Section 19, T8N, R1E  
Section 30, T8N, R1E

N-E CORNER OF THE WEST 1/2 OF THE N-W 1/4 OF SECTION 30, T8N, R1E, MONROE COUNTY, INDIANA

SaCr\_B17

FOUND 1/2" REBAR

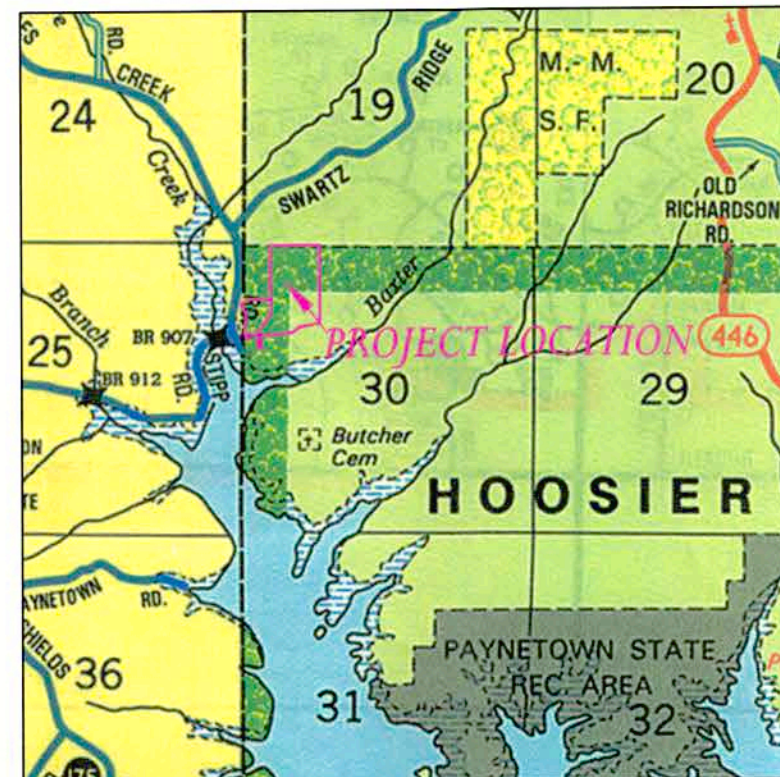
N-W CORNER OF THE WEST 1/2 OF THE N-W 1/4 OF SECTION 30, T8N, R1E, MONROE COUNTY, INDIANA

William L. Pennington & Fannie Pennington  
D.R. Instr. #: 2004008873  
6.19 Ac

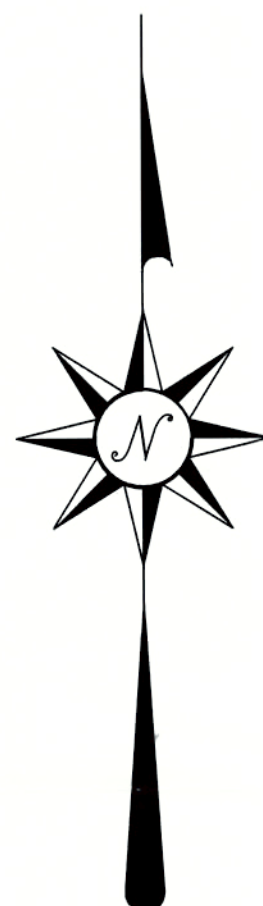
SaCr\_A17

PENNINGTON MINOR SUBDIVISION  
TRACT 1  
6.19 ACRES

PENNINGTON MINOR SUBDIVISION  
TRACT 2  
6.19 ACRES



LOCATION MAP



SCALE 1" = 100'

LEGEND

- These standard symbols will be found in the drawing.
- = SET 5/8" IRON PIN (30" IN LENGTH WITH CAP MARKED "UTT S0089")
  - ⊠ = SET WOOD LATH ON PROPERTY LINE
  - ⊗ = FOUND 4" ROUND STEEL POST 4" ABOVE GRADE FILLED WITH CONCRETE WITH "X" ON TOP
  - = FOUND STONE
  - = FOUND IRON PIN
  - ⊙ = FOUND IRON PIPE
  - ⊕ = FOUND CONCRETE U.S. GOVERNMENT FEE TAKING LINE MONUMENT
  - ◇ = FOUND IRON "T" POST
  - ⊗ = TREES
  - X— = EXISTING FENCE LINE

TRACT #2  
6.04 AC

5.66 Acres in Section 30, T8N, R1E  
0.38 Acres in Section 25, T8N, R1W

TRACT #1  
34.43 AC

0.11 Ac

N 89°25'23" E 165.01'  
N 00°18'15" W 105.31'  
S 30°08'24" E 117.55'

Jerry L. Rodgers & Patsy Joan Rodgers  
D.R. 154, Pg. 409  
0.86 Ac

Jerry L. Rodgers & Patsy Joan Rodgers  
D.R. 213, Pg. 399  
0.14 Ac

Mark A. Pointer & Julia A. Pointer  
D.R. 466, Pg. 263  
1.03 Ac

Jack L. Acton & Delores M. Acton  
D.R. 383, Pg. 322  
1.03 Ac

Bryan L. Acton & Angela A. Acton  
D.R. Instr. #: 2002003578  
1.05 Ac

Mary Frances Roll  
D.R. 290, Pg. 522  
1.15 Ac

Faith Stephens  
D.R. Instr. #: 1999019969  
1.19 Ac

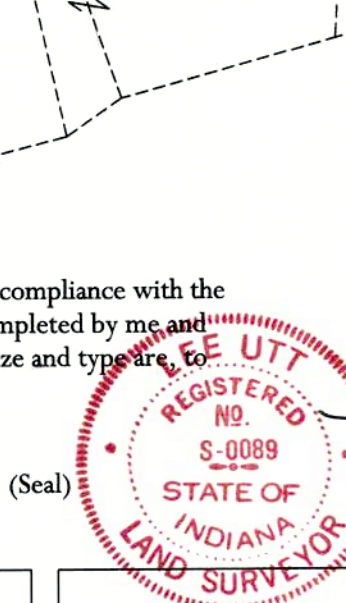
Herbert H. Hall & Bonnie M. Hall  
D.R. Instr. #: 2001015139  
1.00 Ac

Robert S. Mathews & Jane S. Mathews  
D.R. Instr. #: 2002016015  
1.00 Ac

SURVEYOR'S CERTIFICATE:

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat accurately represents a survey completed by me and that all monuments shown thereon actually exist; and that their location, size and type are to the best of my knowledge, accurately shown.

Date: 5/4/06



received  
5-9-06  
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deluttl@bglb.com

DATE	BY	REVISIONS
04/18/06	LU	1
	JDR	
	LU	
04/28/06		

PAUL PENNINGTON LEGAL SURVEY  
A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 8 NORTH, RANGE 1 EAST, AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 8 NORTH, RANGE 1 WEST.



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Legal Description:

Paul Pennington, Tract #2

A part of the West one half of the Northwest quarter of Section 30, Township 8 North, Range 1 East and part of the East one half of the Northeast quarter of Section 25, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a set 5/8 inch iron pin on the Section line dividing said Section 25 and Section 30, and on the U.S. Government Fee taking line, said point of beginning being South 00 degrees 18 minutes 15 seconds East for 1016.34 feet from a found 1/2" rebar marking the Northwest corner of said Section 30; thence from said point of beginning and with said fee taking line and running South 62 degrees 29 minutes 16 seconds West for 114.43 feet and to a found iron pipe; thence with said fee taking line and running South 30 degrees 18 minutes 04 seconds East for 210.41 feet and to a found iron post; thence with said fee taking line and running South 03 degrees 59 minutes 33 seconds West for 383.46 feet and to a found U.S. Government Fee Taking Line Monument; thence with said fee taking line and running South 30 degrees 08 minutes 24 seconds East for 117.55 feet and to a set 5/8 inch iron pin; thence leaving said fee taking line and running North 00 degrees 18 minutes 15 seconds West for 105.31 feet and to a set 5/8 inch iron pin; thence North 89 degrees 25 minutes 23 seconds East for 165.01 feet and to a found stone; thence North 34 degrees 12 minutes 02 seconds East for 462.09 feet and to a set 5/8 inch iron pin; thence North 00 degrees 18 minutes 15 seconds West for 260.54 feet and to a set 5/8 inch iron pin; thence thence South 89 degrees 25 minutes 17 seconds West for 408.24 feet and to a found iron pin on the U.S. Government Fee taking line; thence with said Fee Taking Line South 62 degrees 29 minutes 16 seconds West for 58.14 feet and to the point of beginning. Containing 0.38 acres in Section 25 and 5.66 acres in Section 30 and containing in the total above described 6.04 acres, more or less.

Subject to, all legal easements and right of way of record.

received  
5-9-06



KE-



*Lee Utt*

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April 28, 2006